

**No. 115 Willifield Way,
Barnet, London**

Heritage Statement

Client: DAVID DINKIN

AB Heritage Project No:10903

Date:05/09/2016

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Heritage Statement

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) was commissioned by Mr David Dinkin to produce a Heritage Statement, in support of a listed building consent application, covering a proposed development at No. 115 Willifield Way, Barnet, London.
- 1.1.2 115 Willifield Way forms the south-eastern part of a Grade II listed terrace (No. 115 – 121) (National Heritage List for England List Entry Number 1259454) and is situated within the Hampstead Garden Suburb Conservation Area. The terrace was destroyed during World War Two and rebuilt to a similar design in c. 1950. No. 115 underwent alterations in 1965 and again in 1992.
- 1.1.3 Initial comments made on the application (Listed Building Consent Application Reference 16/3599/LBC) by Joe Mari (London Borough of Barnet Planning Officer) on the 28th July 2016 raised 'no objection to the external changes (to) the existing garage. The Council however do raise concerns with the proposed internal changes....in the absence of archive plans or justification'.

1.2 Aims

- 1.2.1 NPPF128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting.
- 1.2.2 *'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

1.3 Site Location & Description

- 1.3.1 Centred on National Grid Reference (NGR) TQ 25069 88854, the proposed development site is situated within the borough of Barnet in North London. The site comprises a two storey, semi-detached, Neo-Georgian style Flemish Bond red brick house with a hipped ceramic tile roof, that is located opposite Willifield Green.
- 1.3.2 The proposed development site lies in the Hampstead Garden Suburb, which was designated as a Conservation Area by Barnet Council in 1968 due to its recognition as a fine example of early 20th century domestic architecture and town planning. The proposed development site and it's setting is also protected by the Hampstead Garden Suburb Trust (HSGT) which has legal powers to 'maintain and preserve the present character and amenities of Hampstead Garden Suburb' (Barnet Council, 2010).
- 1.3.3 The site is surrounded by further suburban development consisting of residential streets with a mixture of terraces, semi-detached and detached properties and their associated gardens. The Garden Suburb Junior School is located c.50m north-west, the North Circular Road c.500m north and the Mutton Brook c.380m north-east of the site.

1.4 Proposed Development

The proposed development consists of plans to renovate the existing structure. This will include the general upgrade of utilities and channelling of pipes within the walls and replastering. The proposed development will not increase the floor space of the building. The proposed materials are intended to match the existing structure and to avoid negative effect on neighbouring houses. The proposed development will lead to an alteration of the layout across all floors to a degree (See Figures 10-13).

Ground Floor (Figure 10)

- 1.4.1 The proposals include for the conversion of the garage, located on the south-east side of the building, for habitable use. These works will comprise the relocation of an existing toilet and creation of a utility/storage room a sitting room within the existing garage space. The garage and side doors on the front and rear elevations will be sealed shut but retained to prevent any alteration to the exterior of the building. The existing concrete garage roof is to be replaced with an insulated timber roof of the same height with new roof lights and a waterproof membrane painted to match the colour of the existing asphalt (Grabowski Architects, 2016, Dinkin, D, & HSGT Provisional Consent, 2016).
- 1.4.2 A number of partition walls across the ground floor are proposed for removal. These include two adjacent walls between the garage and WC and a further wall between the WC and the kitchen, in order to insert new partitions to create the habitable space in the garage area (ibid).
- 1.4.3 The wall between the dining room and kitchen is also proposed for removal, including the internal elements of the chimney breast, the exterior stack of which will remain unaltered. The removal of these elements is required in order to enlarge the kitchen to facilitate two ovens sinks and dishwashers for religious purposes. The existing reception room door opening will have a reused, new timber door to match the historic aspect of the building. A sliding pocket door is suggested between the kitchen and new habitable space in the garage. The existing parquet flooring (currently loose and damaged) will be replaced with timber flooring (ibid).
- 1.4.4 New insulation and plasterboard will be added to ceilings and the interior of the external walls. New furniture, worktops and appliances will be fitted in the kitchen and utility room. New architrave is proposed throughout and the secondary glazing is to be removed to expose the existing timber windows that will remain as existing. The ground floor stairs will be reconditioned, and will include new banisters to match the original Unwin & Parker design (ibid).

First Floor (Figure 11)

- 1.4.5 On the first floor the present bedroom 2 will be altered in layout to accommodate an en-suite master bathroom. This will include the relocation of the partition wall and modern sliding doors adjacent to the landing and the creation of a new doorway in the partition wall between the walk in wardrobe and bedroom 2. The already altered partition between the master bedroom and the walk in wardrobe is proposed for removal and a pocket door partition will be created at the other end of the room. This will include the movement of the existing doorway into the landing area (ibid).

- 1.4.6 The existing staircase, added in 1965 (Plate 10), leading from the first to the second floor currently blocks the first floor landing window. The proposal seeks to remove this staircase to open up the view to the window and create a new staircase in the cupboard that presently houses the water tank, which will be relocated to the ground floor utility room.

Second Floor (Figure 12)

- 1.4.7 The second floor staircase will be renewed in a style and finish to match the ground floor staircase, with a matching balustrade proposed for the second floor landing. The partition wall of the existing second floor bathroom is proposed for removal and new partitions inserted to create a bedroom in the location of the present bathroom and a new bathroom in the location of the second floor bedroom 2. The existing partition walls of the second floor bedroom 3 will be replaced and stud walls positioned to create a hallway leading to the bedroom.

1.5 Consultation

- 1.5.1 Consultation has been undertaken with David Davidson (Architectural Advisor, Hampstead Garden Trust) during August 2016. David indicated in an email dated 2nd August 2016 and in telephone consultation with Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) on the 10th August 2016, that he was 'not convinced that they were originally built to these (the 1909) plans' (produced by Raymond Unwin & Barry Parker).
- 1.5.2 David mentioned that this is because it is known that the turrets on the north-east façade of the terrace were not constructed as shown on the 1909 designs (Davidson, D, 2016, *Pers comm*).
- 1.5.3 Overall, the proposed development has been positively received by the Hampstead Garden Suburb Trust (Dinkin, R, 2016, *Pers comm*).

2. HISTORIC BACKGROUND

2.1 Historic Development Overview

- 2.1.1 There is limited evidence for activity in the region prior to the 14th century. In the Domesday Survey of 1086 the area now covered by the Hampstead Garden Suburb was largely under Ecclesiastic ownership with a number of smaller holdings held by the crown. The land had been largely forested, as the poorly drained London Clay was difficult to clear and cultivate (Barnet Council, 2010).
- 2.1.2 The area of Hampstead Garden Suburb then known as the Wylde, was assigned to Eton College in 1449 with the title transferred to the College in 1531. The growing population demand from London stimulated forest clearance in the area during the 16th century for arable land, pasture and coppiced woodland. Small settlements began to develop along the roads bounding of the Wylde Estate, resulting in the establishment of a number of post-medieval farmstead settlements (ibid).

Hampstead Garden Suburb

- 2.1.3 Until c.1900 the agricultural and woodland character of the Wylde Estate and the Ecclesiastical Commission land to the north remained unchanged. At the prospect of an underground railway extension reaching Golders Green, c.1.4km to the south of the proposed development site, and the subsequent potentially unrestricted housing development which might be associated with this, Henrietta Barnett proposed an extension of Hampstead Heath as public open space to preserve 80 acres from development. Influenced by Ebenezer Howard's Garden City Movement she planned to include a new community where all classes would live together in an open healthy environment (ibid).
- 2.1.4 The Hampstead Garden Suburb Trust was established by Henrietta Barnett in 1904 with seven trustees. In 1905, the trust appointed architects Raymond Unwin and Barry Parker, who had been responsible for the design of the first Garden City on the site of the old Letchworth Manor in Herefordshire. Land acquisition commencing from 1907 and building began the same year within what is now known as the 'Old Suburb', in which the proposed development site lies (ibid & Yorke. T, 2011).
- 2.1.5 Raymond Unwin's plans were guided by Henrietta Barnett's philosophy that 'good architecture and careful town planning would make a better quality of life available to the industrial classes'. Trees and the landscape were critical to the philosophy of the Hampstead Garden Suburb. Strong emphasis was placed upon community activities, linked to the churches and recreational and social life flourished in the village-like environment (ibid).
- 2.1.6 Significant surviving elements of the design include the use of high quality materials and craftsmanship, original landscaping and planting and the use of harmonising building groups to reinforce the sense of community that are grouped around greens, square or closes. The buildings have the use of a limited number and type of materials with hedge boundaries and distinctive architectural features including large or elaborate chimneys, dormer windows and bays to add variety and interest to the buildings (Barnet Council & Hampstead Garden Suburb Trust, n.d).

2.2 Statutory Designations

2.2.1 The terrace that contains No. 115 Willifield Way was designated as Grade II listed on the 28th November 1996. This is in recognition of the 'special architectural or historic interest' of the terrace. The Historic England listing description highlights that the buildings were bomb damaged and were rebuilt to an authentic design. The description identifies that as such the buildings have been included in the listing for their group value and association with the remaining original houses in the area that were designed by Unwin & Parker (National Heritage List for England, 2016). The full listing description is outlined in Appendix 3.

2.3 History of 115, Willifield Way

2.3.1 The area containing the terrace including No. 115 Willifield Way was part of the original land purchase in 1907, with the main phase of development c. 1907-8 but construction continued through until 1912. The plans for the terrace were drawn up by Unwin & Parker in 1909 and the terrace was constructed in 1910. The houses in this part of the suburb were larger than those in the Artisans' Quarter and were designed for middle class families. The 1909 design plans of the terrace show the first floor of No 115 (Plate 2). However, the specific ground floor plan of No 115 is not shown. The ground floor plan would likely have been the opposite of that of No 121 (Plate 1) (Barnet Council & Hampstead Garden Suburb Trust, n.d & Historic England, n.d).

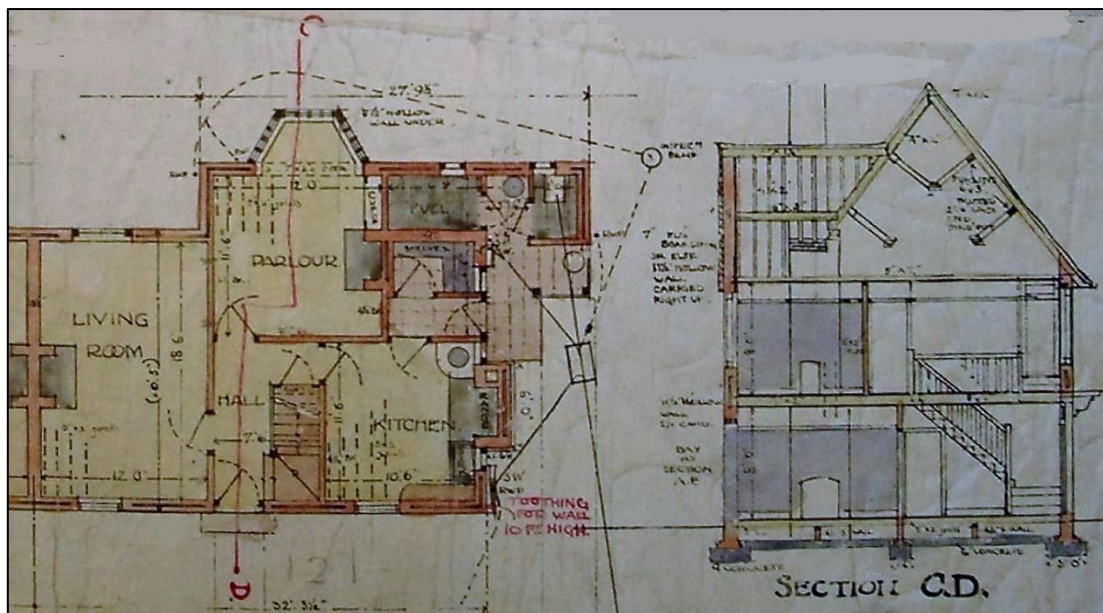


Plate 1: 1909 ground floor design plan and cross section of 121 Willifield Way (reverse of No. 115) (Hampstead Garden Suburb Trust)

2.3.2 The 1909 design plan suggests that the ground floor of the original building would likely have consisted of a living room to the right of the main entrance hall with a fireplace and hearth and a parlour at the end of the hall with another fireplace and hearth. The kitchen would likely have been located to the left of the main entrance hall, beyond the staircase, with a range located within a recess along the left wall. Beyond the kitchen would likely have been a number of service rooms for the storage of food and fuel.

- 2.3.3 The plan suggests that the original first floor would likely have had four bedrooms, including one at the rear with walk in storage facilities and another to the left of the landing, adjacent to a bathroom. Two bedrooms were likely located to the right of the landing.

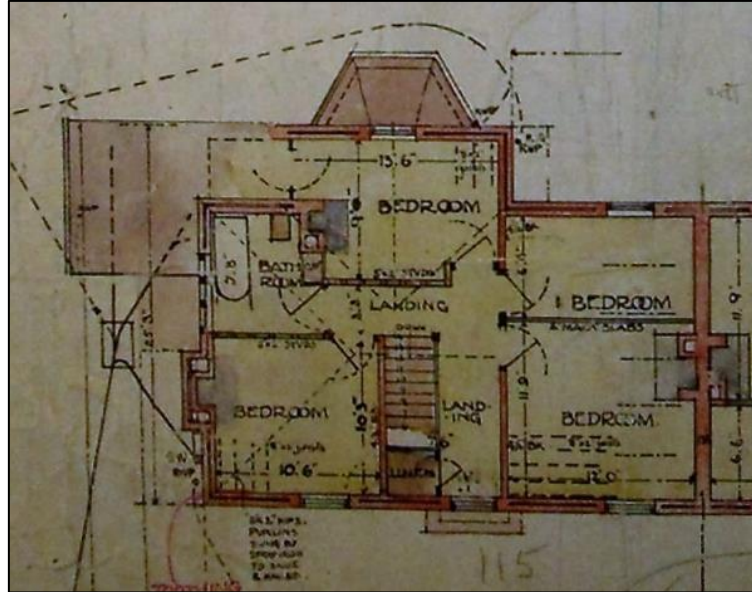


Plate 2: 1909 first floor design plan of 115 Willifield Way (Hampstead Garden Suburb Trust)

- 2.3.4 The 1909 elevation design shows a square front (north-west) elevation with a flared hipped roof, a string course between the two floors and a tall chimney on the eastern elevation. The symmetrical façade has a central ground floor doorway with a six panel Neo-Georgian style door which has a rectangular over light and is flanked by pilasters and has corncicing above. A timber clad lean to is shown on the eastern elevation. The ground floor sash windows are depicted with curved overarches and the first floor are shown as rectangular (Plate 1).

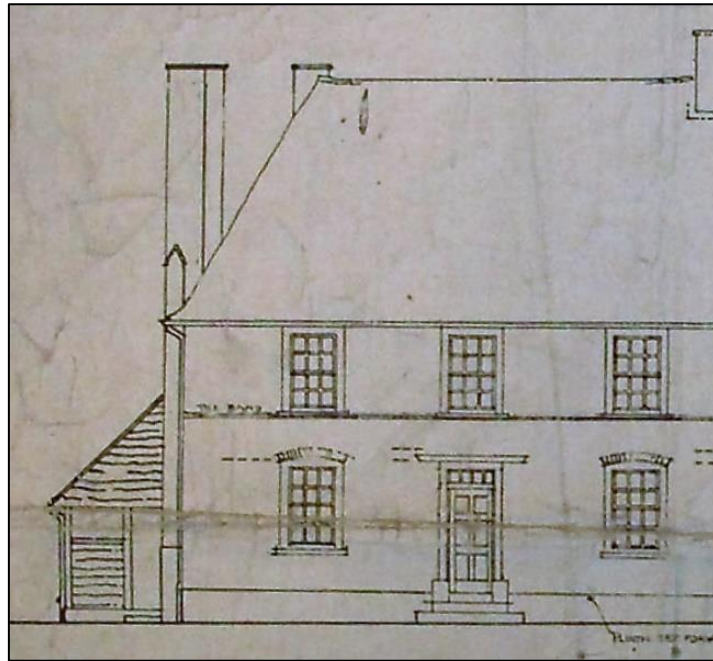


Plate 3: Front elevation design of 115 Willifield Way, 1909 (Hampstead Garden Suburb Trust)

- 2.3.5 The rear (south-west) elevation design is shown with a catslide roof and two small square windows on the eastern side of the building. A projecting three-sided canted bay is depicted on the gable end. The apex of the gable is shown as timber clad and an additional chimney is shown at the rear of the building. A double ground floor door is shown and a rectangular window is depicted at first floor level (Plate 2).

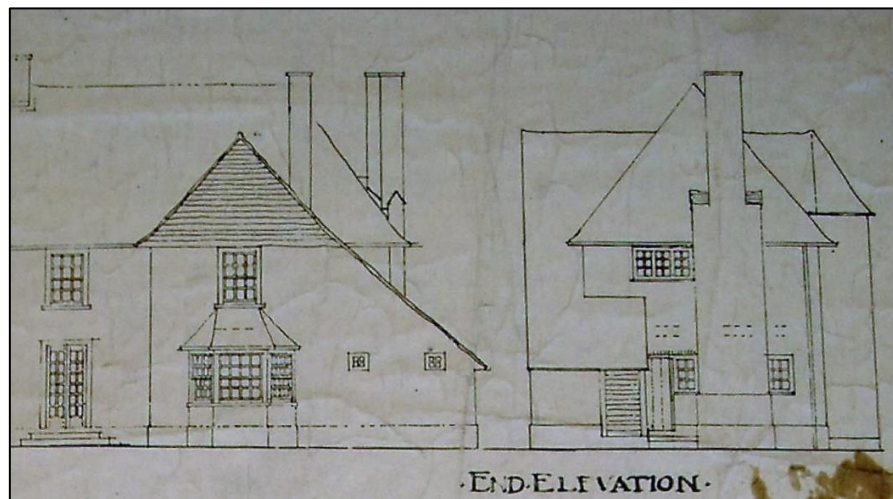


Plate 4: Rear and side elevations of 115 Willifield Way, 1909 (Hampstead Garden Suburb Trust)

- 2.3.6 The 25" 1935 OS map shows a detached structure, likely a garage, adjacent to the eastern property boundary. This was built prior to the 1914 edition of the OS map (Plates 3).

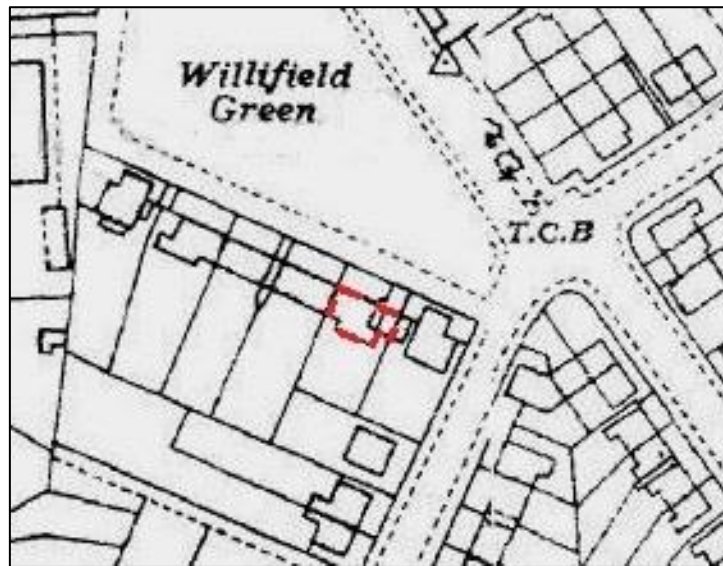


Plate 5: 1935 25" OS map. Proposed development site outlined in red (Old-Maps, 2016)

- 2.3.7 The terrace (115-121) was partially destroyed in an air raid on the 25th September 1940, along with the adjacent original club house building (now the location of Fellowship House). Subsequently the terrace was rebuilt in c. 1950 to designs created by John Soutar in 1948. These designs did not conform precisely to the original 1909 designs (Bombsight, 2016 & Grabowski Architects, 2016).
- 2.3.8 The 1948 design for the front elevation (Plate 6) is a similar Neo-Georgian style to that of 1909 design although the ground floor windows are larger and there is a Moderne style front door with horizontal panels. The garage shown on the 1935 OS map and side door have been incorporated into the new design, rather than replacing the lean-to shown on the 1909 elevations (Plate 3).

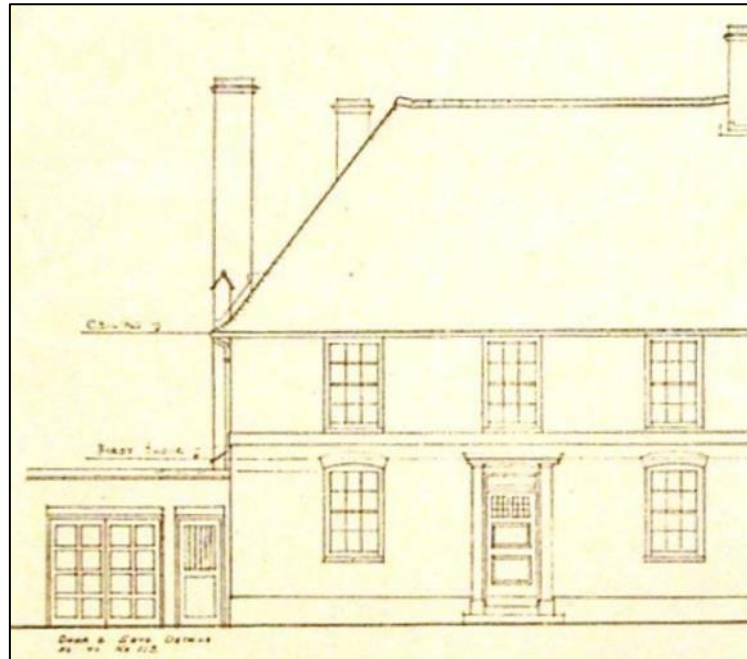


Plate 6: 1948 front elevation of Willifield Way (Hampstead Garden Suburb Trust)

- 2.3.9 The 1948 rear and side elevation designs (Plate 7) also show a similar Neo-Georgian design to the that of 1909 (Plate 4). However, the catslide roof on the rear elevation is reduced in length and the door at the rear of the living room has two flanking windows. The Arts and Crafts style timber cladding at the apex of the roof is absent from the 1948 designs.

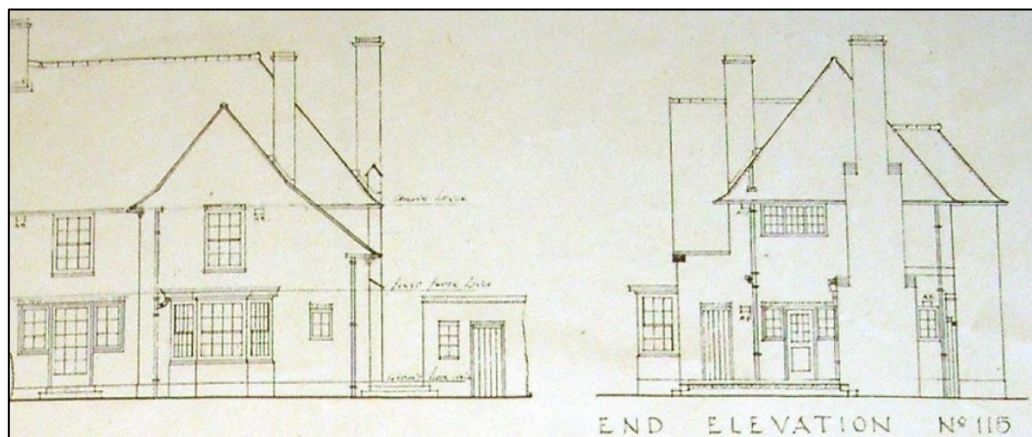


Plate 7: 1948 rear and side elevation designs of 115 Willifield Way (Hampstead Garden Suburb Trust)

- 2.3.10 The 1948 ground and first floor plans of the building (Plates 8 & 9) show a layout similar to that of the 1909 designs, apart from the inclusion of the garage and adjacent passage and a different layout for the service and storage areas adjacent to the kitchen.

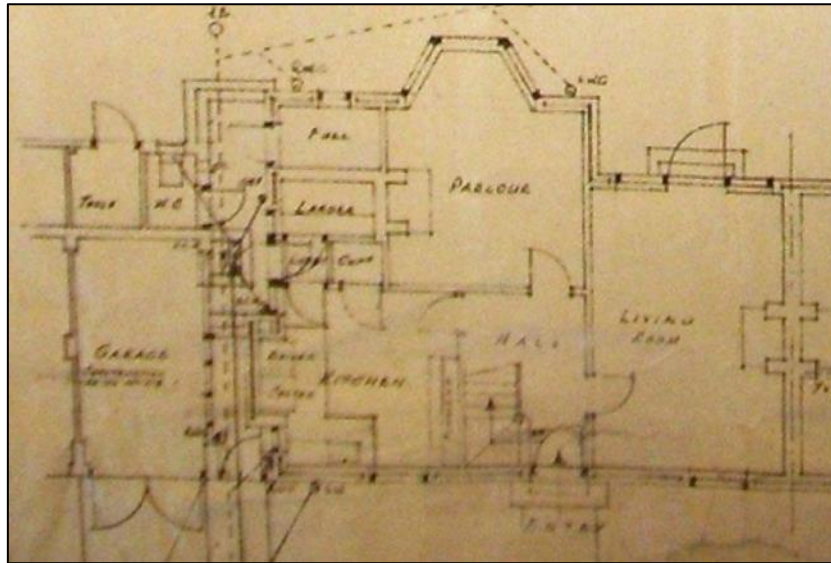


Plate 8: 1948 ground floor plan design of 115 Willifield Way (Hampstead Garden Suburb Trust)

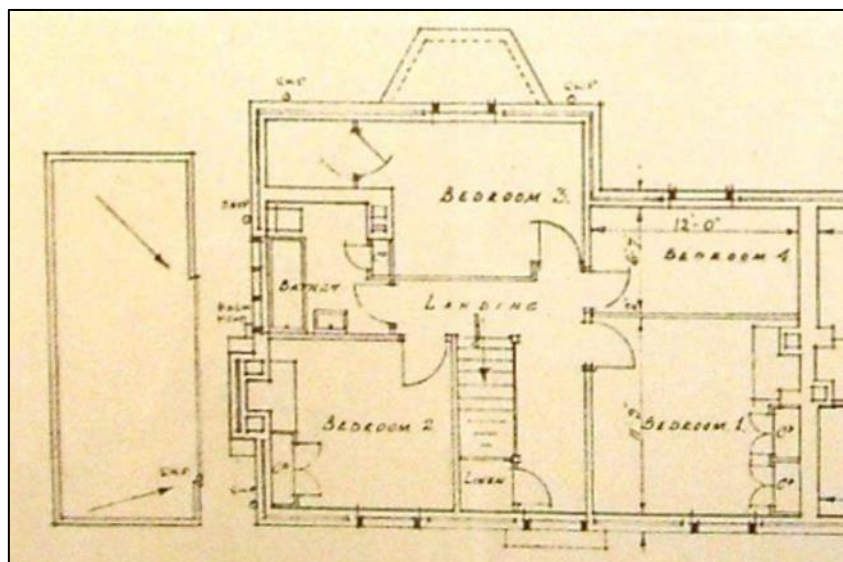


Plate 9: 1948 first floor plan design of 115 Willifield Way (Hampstead Garden Suburb Trust)

- 2.3.11 The building underwent substantial alterations during the 1960s (Plate 10) when the roof space was altered in c.1965, creating a second floor. This second floor conversion created an additional two bedrooms and another bathroom as well as the insertion of a dormer window on the rear elevation. Additional alterations undertaken at this time included the insertion of a staircase on the first floor landing to provide access to the new second floor and insertion of a number of sliding doors within the bedrooms. The insertion of the staircase blocked the first floor window on the north-east elevation. On the ground floor, two partitions were removed in the kitchen which had formerly been a part of the service and storage areas and a door was inserted between the living room and dining room.

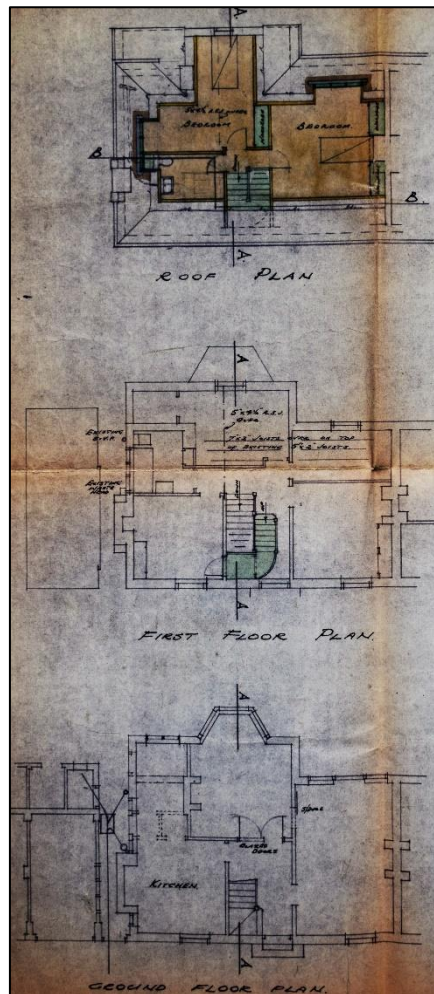


Plate 10: 1965 proposed alterations to 115 Willifield Way (Hampstead Garden Suburb Trust)

2.3.12 In 1990 further alterations were undertaken (Plate 11) to add a single storey extension to the rear of the existing building, reinstating part of a wall shown on the original 1909 designs. This involved creating a roof over the passage adjacent to the garage to enclose this area and link it to the main house, as well as the demolition of the existing garage wall adjacent to the house. At the same time the rear window of the kitchen was replaced with a door (ibid).

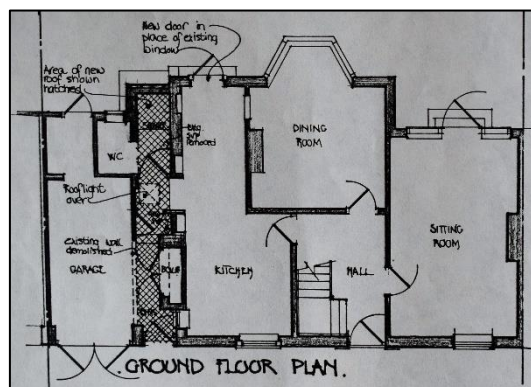


Plate 11: 1992 ground floor proposed alterations to 115 Willifield Way (Hampstead Garden Suburb Trust)

2.3.13 Additional minor alteration undertaken subsequent to this include the insertion of a larger doorway between the living room and dining room on the ground floor and secondary aluminium framed glazing was added to a number of the interior windows.

2.4 Setting of 115 Willifield Way

2.4.1 No 115 Willifield Way faces north-east onto Willifield Green, a triangular piece of short grass with a continuation of Willifield Way beyond to the north-west and south-east. No 115 forms the south-west end of a short symmetrical terrace of Neo-Georgian style houses, which have an attractive appearance from the north-east. The hedges that run along the front boundary, screen the ground floor elements and front gardens of the terrace from the north-east (Photo 1).



Photo 1: The terrace of 115-121 Willifield Way from Willifield Green

2.4.2 This area has a relatively low density of houses compared to other areas of the suburb. This low house density and the characteristic large gardens and greens creates an open and semi-rural ambience in the area surrounding the terrace (Photo 2).



Photo 2: View from the terrace across Willifield Green



Photo 3: View of 115 Willifield from the corner of Asmunds Hill

- 2.4.3 Despite the damage to this part of the garden suburb sustained during World War Two, the setting of the area was restored in the post-war period along with a number of the buildings, including the terrace of 115-121 Willifield Way. The setting is thought to have changed little since the original terrace was constructed in 1910 or since the subsequent rebuilding of the terrace in c. 1950. Therefore, the setting is thought to make a substantial positive contribution towards the significance of the terrace of No 115-121 Willifield Way as a heritage asset.

3. CURRENT CONDITION OF 115 WILLIFIELD WAY

- 3.1.1 Analysis of the 1948 elevation designs for the rebuilding of the terrace suggest that the exterior elevations of the building have changed to a limited degree since the terrace was rebuilt in c. 1950. Alterations have included the addition of a roof over the passage connecting the house and garage and the insertion of a dormer window and apex window on the rear elevation (Photo 4 & 5).



Photo 4: Front elevation from Willifield Way



Photo 5: Rear elevation from the rear garden

- 3.1.2 Within the interior of the building, the ground floor layout has been altered from the 1948 plan with the removal of the service and storage rooms at the rear of the kitchen and the creation of the connection between the house and the garage. The first floor plan has undergone limited alterations apart from the insertion of the second floor staircase and the insertion of a sliding door between the first floor master and adjacent bedrooms, creating the walk-in wardrobe. Following the creation of the second floor in c. 1965, the layout of this floor remains largely as constructed. The interior partition walls are of breeze block and brick construction, typical of 1950s construction materials and techniques.

- 3.1.3 On the ground floor the chimney breasts remain extant although the apertures of the majority of the fireplaces have been blocked, apart from the fireplace in the reception room which has a 1950s style tiled fire surround and hearth and a timber mantel (Photo 6). 1950s parquet flooring is present throughout the ground floor as is 1950s style plain short skirting boards, door architrave and window pelmets (Photo 6). Aluminium secondary glazing has been fixed to the majority of the interior windows (Photo 7).



Photo 6: Reception room with 1950s style fireplace, fire surround and skirting board (February 2016)



Photo 7: Secondary glazing at the dining room windows (February 2016)

- 3.1.4 In the entrance hallway, the 1950s style ground floor staircase has a closed balustrade and plain newel posts (Photo 8).



Photo 8: The entrance hall from the front door (February 2016)

- 3.1.5 The kitchen has been generally modernised, with new work surfaces and appliances. Remnant 1950s built in storage units are also present within the kitchen (Photo 9).



Photo 9: The kitchen (February 2016)

- 3.1.6 The first floor contains remnant 1950s architrave and built in storage facilities within the bedrooms (Photo 10).



Photo 10: First floor master bedroom/ walk in wardrobe (February 2016)

- 3.1.7 The second floor staircase is located on the first floor landing, in front of the window on the front elevation of the house. The staircase is visible from the exterior and creates a visual intrusion when viewed from the front elevation of the house (Photo 11).



Photo 11: The second floor staircase visible within the first floor window on the front elevation of the house

- 3.1.8 Overall the exterior of the building has changed little and remains remnant of the originally intended Neo-Georgian design. The interior layout of the building has undergone a number of alterations on the ground floor, with limited modifications on the first floor. Some of the 1950s internal features survive including architrave and built in storage facilities as well as the ground floor staircase. The second floor is entirely modern in design and has limited architectural details.

3.2 Examples of development of adjacent Listed Buildings

- 3.2.1 Proposals have been approved for similar alterations to a number of other listed buildings in the vicinity of the proposed development site. The closest of these is the north-west end of the terrace, No 121 Willifield Way, which was also rebuilt. At No 121 the garage door was sealed shut but retained extant on the exterior, as in the current proposal. A number of stud partitions were inserted within the ground floor. Parts of the existing parapet was raised and numerous roof lights inserted.
- 3.2.2 At No 68 Willifield Way, an original building to the development designed by C M Crickmer, the loft was converted with the inclusion of a new staircase to the second floor. Numerous partitions were inserted within the first floor and a bedroom was converted to a bathroom that altered the layout of this floor to a significant degree. The ground floor kitchen was also extended and reconfigured.

4. STATEMENT OF SIGNIFICANCE

4.1 Importance & Significance of 115 Willifield Way

- 4.1.1 As a Grade II listed building, and in relation to its associative connections to an important example of early 20th century town planning, the terrace that includes No 115 Willifield Way is considered to be a heritage asset of regional – local importance in line with Table 1; Appendix 1.
- 4.1.2 As mentioned previously, the current building is a c. 1950s rebuild of a building that was originally part of a design created in 1909 by the key architects of the Garden City movement during the early 20th century.
- 4.1.3 However, there is some doubt as to whether the original terrace was constructed in line with the 1909 designs, as it is known that certain aspects of the design, such as the turrets shown on the front elevation, were not incorporated into the final construction. Therefore, it is not possible to determine the precise internal layout of the original No 115 Willifield Way or if the 1948 design conforms to it (Davidson, D, 2016, *Pers comm*).
- 4.1.4 Analysis of the documentary evidence in the form of the archival plans and elevations of the building (Plates 1-4 & 6-9), suggests that the 1948 design for the rebuild of 115-121 Willifield Way do not match the original 1909 design precisely. The ground floor layout has undergone a further degree of change since the 1950s with the alteration to the rear of the kitchen area and the insertion of a number of doorways. The house was also altered substantially from the original design with the creation of a second floor and associated windows on the rear elevation. As a result, the existing layout of the building may be considered to contribute to a lesser degree towards the overall significance of the building as a heritage asset.
- 4.1.5 The site visit identified that the rebuilt terrace is constructed from modern materials including breeze blocks and modern industrially manufactured bricks. The construction methods are typical of the c. 1950s and the evidence suggests that the design of the interior was not undertaken in a manner that was intended to be sympathetic to the Arts and Crafts style of the original interior design of the house. The large majority of the limited internal features are typical of the 1950s including the fireplace and surround in the living room, the ground floor staircase and the architrave throughout the property.
- 4.1.6 The modern materials from which the building is constructed are not thought to constitute significance historic fabric and the limited number of architectural details within the interior of the house date to the 1950s or later and are thought to have limited historic value and contribution towards the significance of the building, at most.
- 4.1.7 In summary, in relation to the significance of the building, as mentioned previously, the setting of the terrace that contains No 115 Willifield Way is thought to make a substantial positive contribution towards the significance of the terrace as a heritage asset.
- 4.1.8 The significance of the heritage asset is thought to relate mostly to the associative historic value of the terrace and its group value as buildings of a similar design to those designed by Unwin & Parker. The rebuilding of these buildings also contributes to the overall significance

of the area and the remainder of the suburb by helping to maintain the intentions of the original suburb design and the in keeping of the exterior with the surrounding buildings.

- 4.1.9 Although the 1948 design does not conform precisely to the original 1909 Arts and Crafts design, as an imitation, the exterior of the terrace is considered to have an illustrative historic value and significance associated with the Arts and Crafts style.
- 4.1.10 The aesthetic value of the exterior elements of the building, as an attractive Arts and Crafts style of design, is thought to contribute to the significance of the building to a large degree. The communal values of the building and the memories and experiences associated with the exterior and rebuilt interior also have a degree of contribution towards the buildings significance.

4.2 Predicted Impact of Proposed Development

- 4.2.1 It is considered that the proposed development would not directly or indirectly adversely impact upon the exterior of the property, which is considered to be the focus of the significance of the building and its associative group value.
- 4.2.2 This is because the proposals seek to retain the existing exterior elevations by simply sealing the garage and side doors and leaving them in situ on the exterior elevations. The elements of the proposal that include the removal of the chimney breast in the dining room will not affect the exterior stack which will remain unchanged. Therefore, the exterior appreciation of the building, its associative group value and its setting are considered to remain unaltered, as will the likely importance of the building.
- 4.2.3 The alterations will focus on the interior of the building and only impact upon fabric that is constructed from modern materials and are not thought to constitute significant historic fabric. The interior contains limited architectural features, all of which date to the 1950s or later. These features are not thought to contribute to the significance of the building and therefore the effect of their removal is not considered to be adverse.
- 4.2.4 The removal of the second floor staircase, inserted in 1965 that currently blocks the window on the first floor landing will likely have a beneficial impact as it will remove this intrusive visual element for both the interior and exterior of the building. As will the reconditioning of the ground floor stair case, where the banister is to be replaced with one that will be more sympathetic to the house's original 1909 design. The retention and sealing of a number of the doorways will help to maintain the existing layout of the house. The incorporation of re-used new doors and new timber flooring is also likely to be sympathetic to the original designs and have a beneficial impact.
- 4.2.5 Overall the magnitude of effect is thought to be negligible, in line with Table 2; Appendix 1, as the alterations to the baseline conditions of the building would have little appreciable effect on the significance of the site. The proposed development is thought to have no long term effect upon the historic values or group value of the building, the terrace as a whole or the surrounding Conservation Area. There is thought to be no significance of effect, in line with Table 3; Appendix 1. In relation to NPPF, the proposed development is thought to constitute no harm at all. This is because the significance of the heritage asset is considered to be unaltered.

4.3 Outline Recommendations

- 4.3.1 No further heritage works are recommended in relation to the proposed development. This will need to be approved by the local planning authority.

5. REFERENCES

5.1 Documentary & Cartographic Sources

- Grabowski Architects, 2016, 115 Willifield Way Design and Access Statement for the Planning Application at 115 Willifield Way, London
- Yorke, T, 2010, The 1940s & 1950s House Explained
- 1909 designs by Raymond Unwin & Barry Parker (Hampstead Garden Suburb Trust)
- 1948 designs by John Soutar (Hampstead Garden Suburb Trust)
- 1965 Proposed Roof Space Development Etc at 115 Willifield Way, London (Hampstead Garden Suburb Trust)
- 1992 Proposed Rear Extension to 115 Willifield Way, London (Hampstead Garden Suburb Trust)

5.2 Online Sources

- Barnet Council, 2010, Hampstead Garden Suburb Conservation Area Character Appraisal Statement Introduction. <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/hampstead-garden-suburb-character-appraisals.html>
- Barnet Council & Hampstead Garden Suburb Trust, n.d, Hampstead Garden Suburb Conservation Area Design Guidance https://www.barnet.gov.uk/dam/jcr...d084.../HGS_Trust_Design_Guidance_Web.pdf
- Barnet Council Local Plan Core Strategy <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/planning-policies-and-further-information/Adopted-Local-Plan---Core-Strategy-DPD.html>
- Bomb Sight <http://bombsight.org/bombs/30407/>
- Grid Reference Finder <http://www.gridreferencefinder.com/>
- National Heritage List for England, 2016 <https://www.historicengland.org.uk/listing/the-list/list-entry/1259454>
- Old Maps, 2016 <https://www.old-maps.co.uk/index.html#/>

5.3 Correspondence

- Correspondence via email and telephone between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Mr David Dinkin (The Client) during August 2016
- Correspondence via telephone between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and David Davidson (Architectural Advisor, Hampstead Garden Trust) on the 10th August 2016.

Appendices

Appendix 1 Methodology

Methodology of Works

The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (1994, latest revision 2014).

This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

This information was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
- The Historic England website professional pages, particularly the National Heritage List For England
- A site-walk over on 9th August 2016
- Additional relevant documentary resources were supplied by the Hampstead Garden Suburb Trust and online historic sources

Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

Assessment of the Cultural Heritage Resource

This Heritage Statement contains a record of the cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

- Low - Very unlikely to be encountered on site
- Medium - Possibility that features may occur / be encountered on site
- High - Remains almost certain to survive on site

There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

Impact Assessment Criteria

The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

Paragraph 17 of the National Planning Policy Framework (NPPF) states that a proposal is considered to pose substantial harm if it directly or indirectly impacts upon the significance of a heritage asset (designated or non designated). Importantly, it is the degree of harm to the asset's significance rather than the scale of the development that is relevant.

The assessment of substantial harm is a high benchmark, based on professional judgment, so it may not arise in many cases. For example, while partial demolition can involve considerable net change to a building it may actually only represent less than substantial harm to the heritage asset, or conceivably not be harmful at all, when such changes only remove later inappropriate additions that detract from the significance of a heritage asset.

Limitations

It should be noted that the report has been prepared under the express instruction and solely for the use of Mr David Dinkin, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (August 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.

This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development

of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

Appendix 2 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

National Planning Policy, 2012

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that 'Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.

Paragraphs 133 & 134 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities.

The London Plan 2011 with 2016 alterations

Policy 7.8: Heritage Assets and Archaeology

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site's heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

London Borough of Barnet Local Plan Core Strategy, 2012

Policy CS5: Protecting and enhancing Barnet's character to create high quality places

We will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. Developments should:

- enhance the borough's high quality suburbs and historic areas through the provision of buildings of the highest quality that are sustainable and adaptable.

Heritage and character

We will work with partners to proactively protect and enhance Barnet's heritage including conservation areas & listed buildings.

We will require proposals within or affecting the setting of heritage assets to provide a site assessment which demonstrates how the proposal will respect and enhance the asset.

Appendix 3 National Heritage List for England Listing Description

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 115-121, WILLIFIELD WAY

List entry Number: 1259454

Location

115-121, WILLIFIELD WAY

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Barnet

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 28-Nov-1996

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 462873

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BARNET TQ2588 WILLIFIELD WAY 31-0/26/10288 Hampstead Garden Suburb Nos.115-121 (Odd) GV II

Houses. Designed by Barry Parker and Raymond Unwin. 1910. Rebuilt to authentic design after bomb damage and included for its group value with the remaining Parker and Unwin houses facing Willifield Green. Brick in Flemish bond with hipped roofs of tile. Two storeys. Rectangular plan with thirteen-window range. Georgian Revival style. Centre passage on centre line, flanked by entrances and set in Tuscan aedicule. Entrances also in ranges two and twelve, ranges five and nine with full-height projecting stair bays. Stacks to end walls, party walls to ridge. Dormers to either side of hipped roof may be later additions. An interesting juxtaposition of vernacular revival and classical styles. Forms part of group including Nos. 113-123 Willifield Way and is included for its group value.

Listing NGR: TQ2505688857

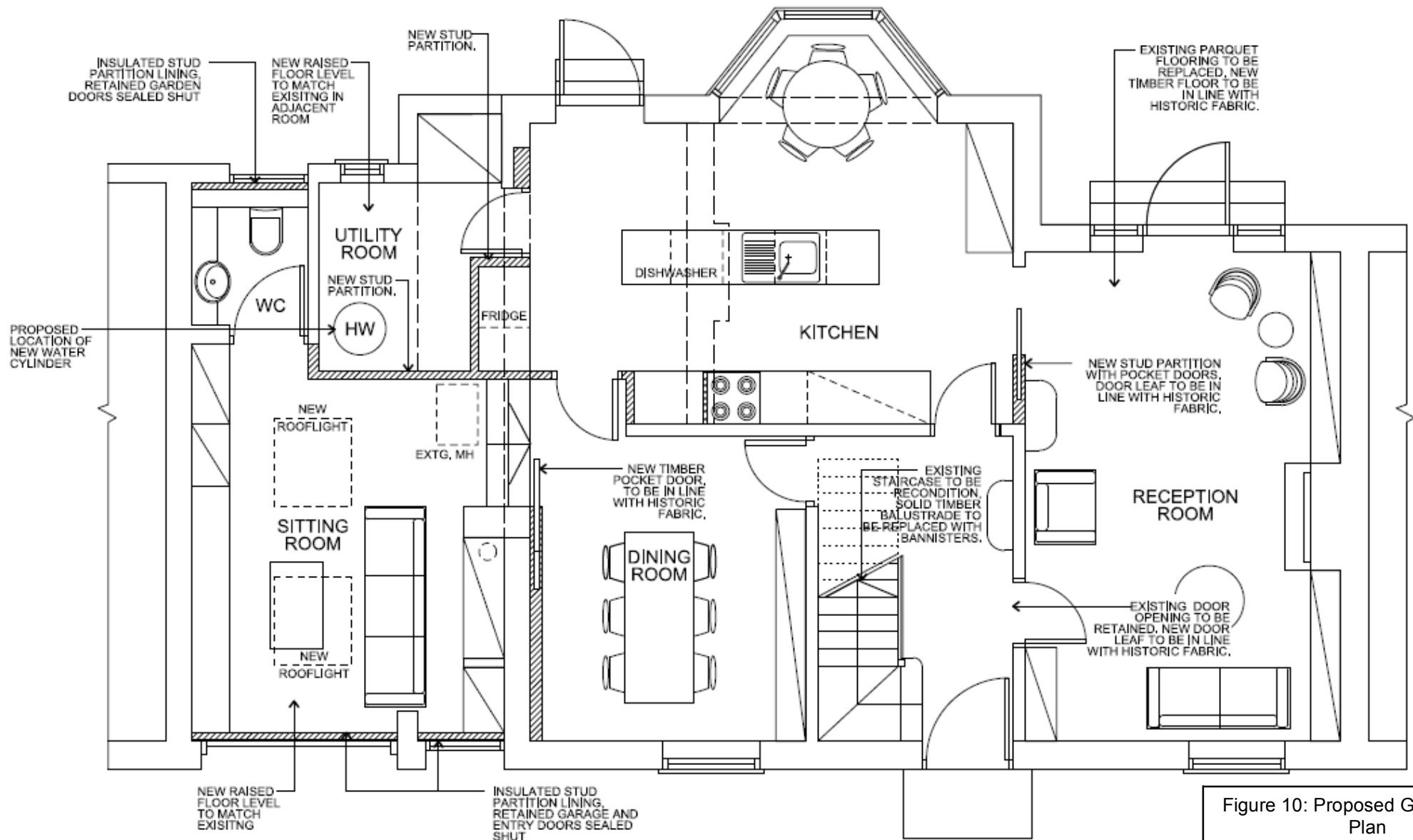


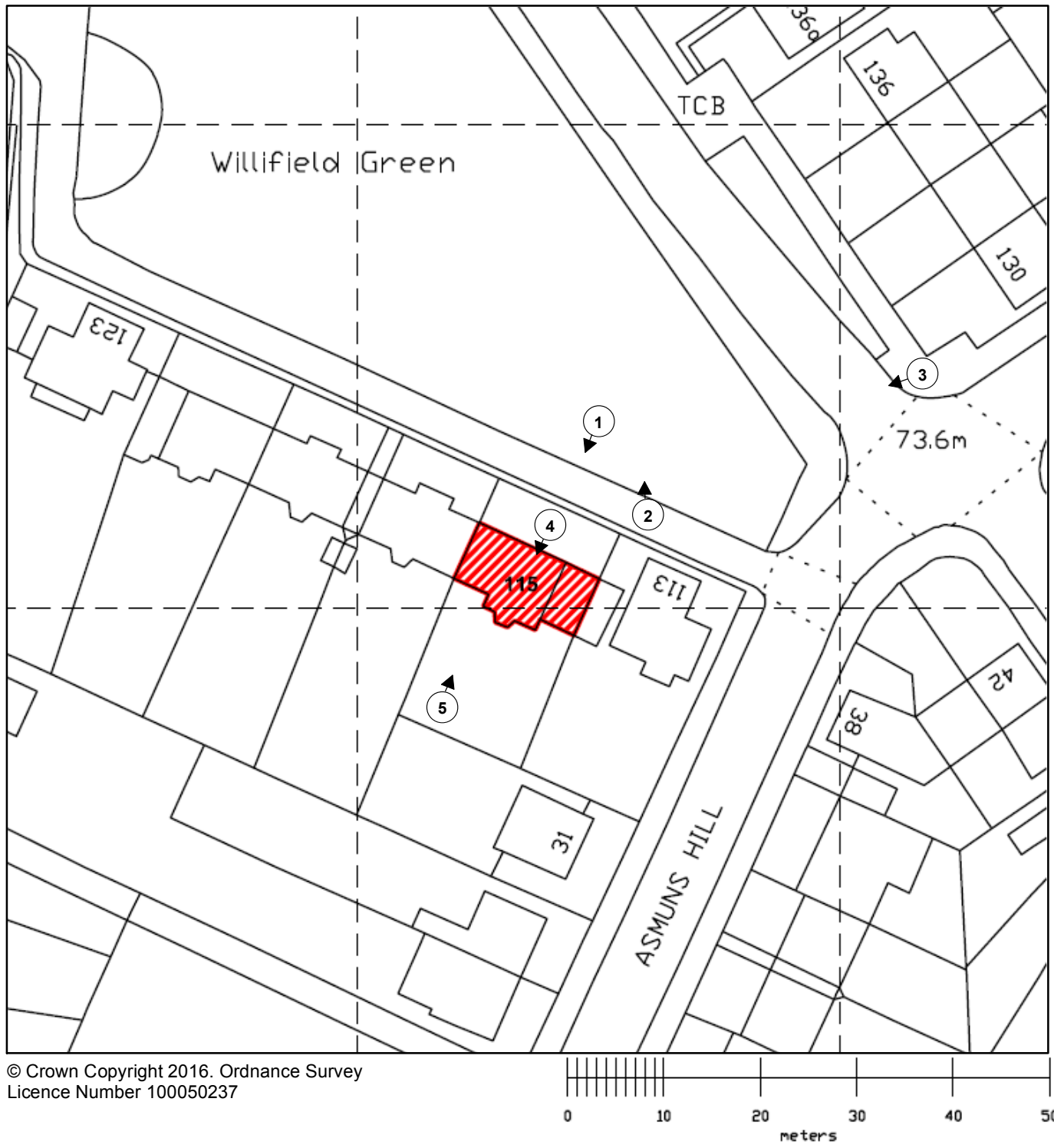
Figure 10: Proposed Ground Floor Plan

Project: 115 Willifield Way

Date: 18/08/16 Job Number: 10903

Drawn by: PB Approved by: KKP







- Legend**
-  Site Boundary
 -  Photograph number and direction



Figure 1: Site Location

Project: 115 Willifield Way

Date: 10/08/16 Job Number: 10903

Drawn by: PB Approved by: KKP





No,113 WILLIFIELD WAY, no,115 No,117



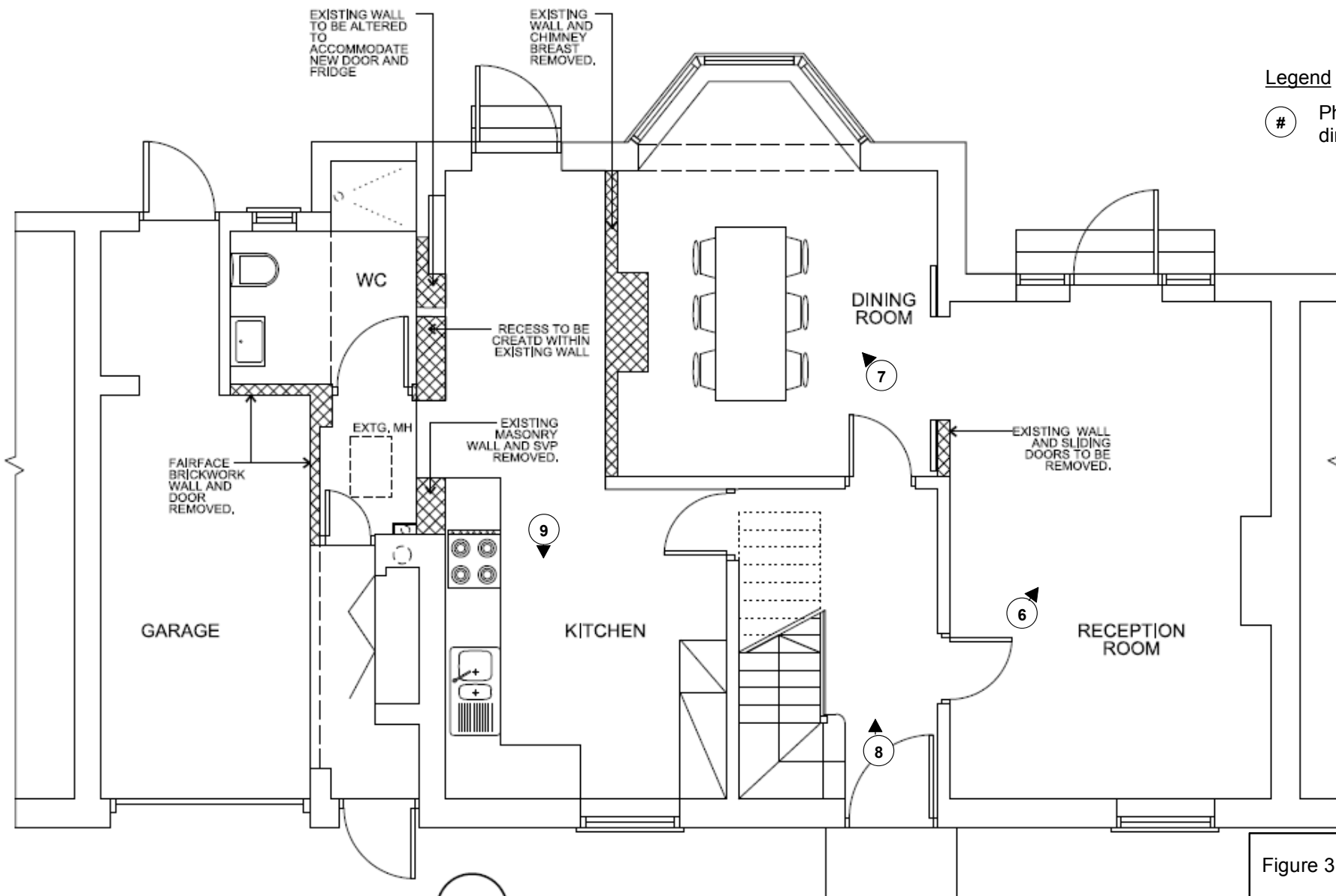
Figure 2: Existing North-East (front) Elevation

Project: 115 Willifield Way

Date: 10/08/16 Job Number: 10903

Drawn by: PB Approved by: KKP



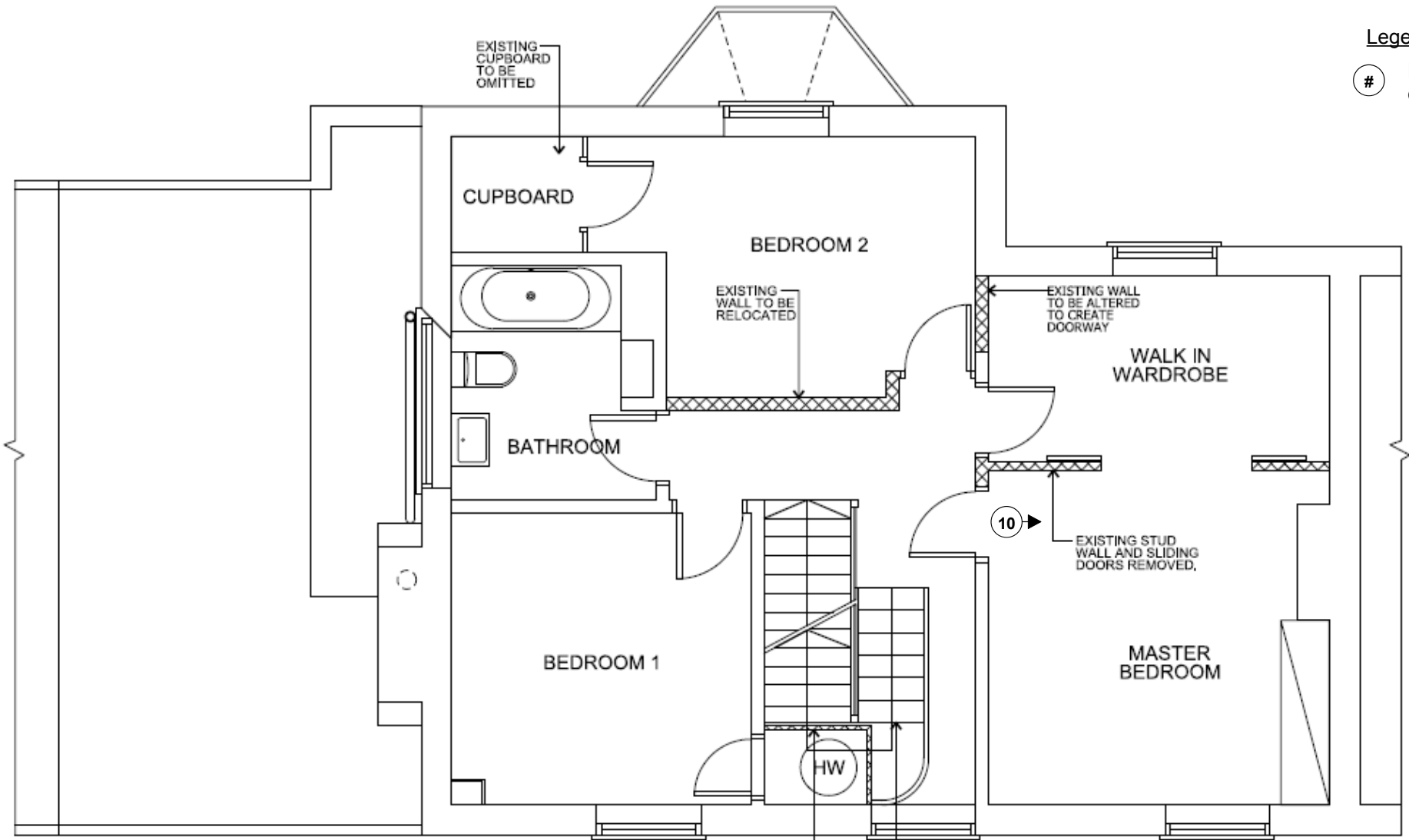


Legend
 # Photograph number and direction

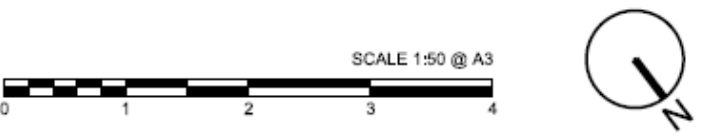


Figure 3: Existing Ground Floor Plan	
Project: 115 Willifield Way	
Date: 18/08/16	Job Number: 10903
Drawn by: PB	Approved by: KKP





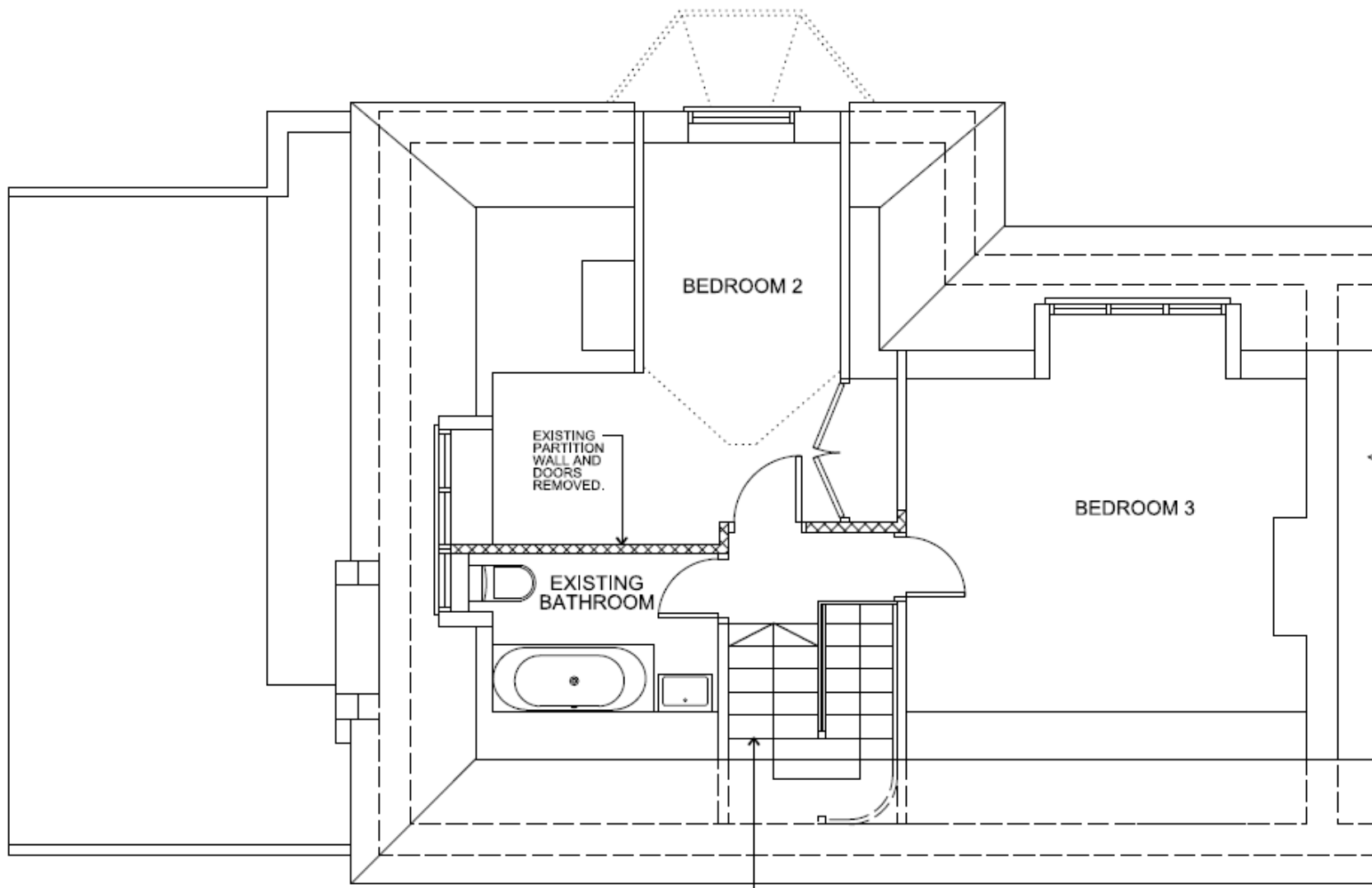
Legend
 # Photograph number and direction



EXISTING HW CUPBOARD TO BE REMOVED, WATER CYLINDER TO BE RELOCATED
 EXISTING 1ST FLOOR STAIR TO BE REMOVED.

Figure 4: Existing First Floor Plan	
Project: 115 Willifield Way	
Date: 18/08/16	Job Number: 10903
Drawn by: PB	Approved by: KKP





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 0 1 2 3 4



EXISTING 1ST FLOOR STAIR TO BE REMOVED.

Figure 5: Existing Second Floor Plan	
Project: 115 Willifield Way	
Date: 18/08/16	Job Number: 10903
Drawn by: PB	Approved by: KKP



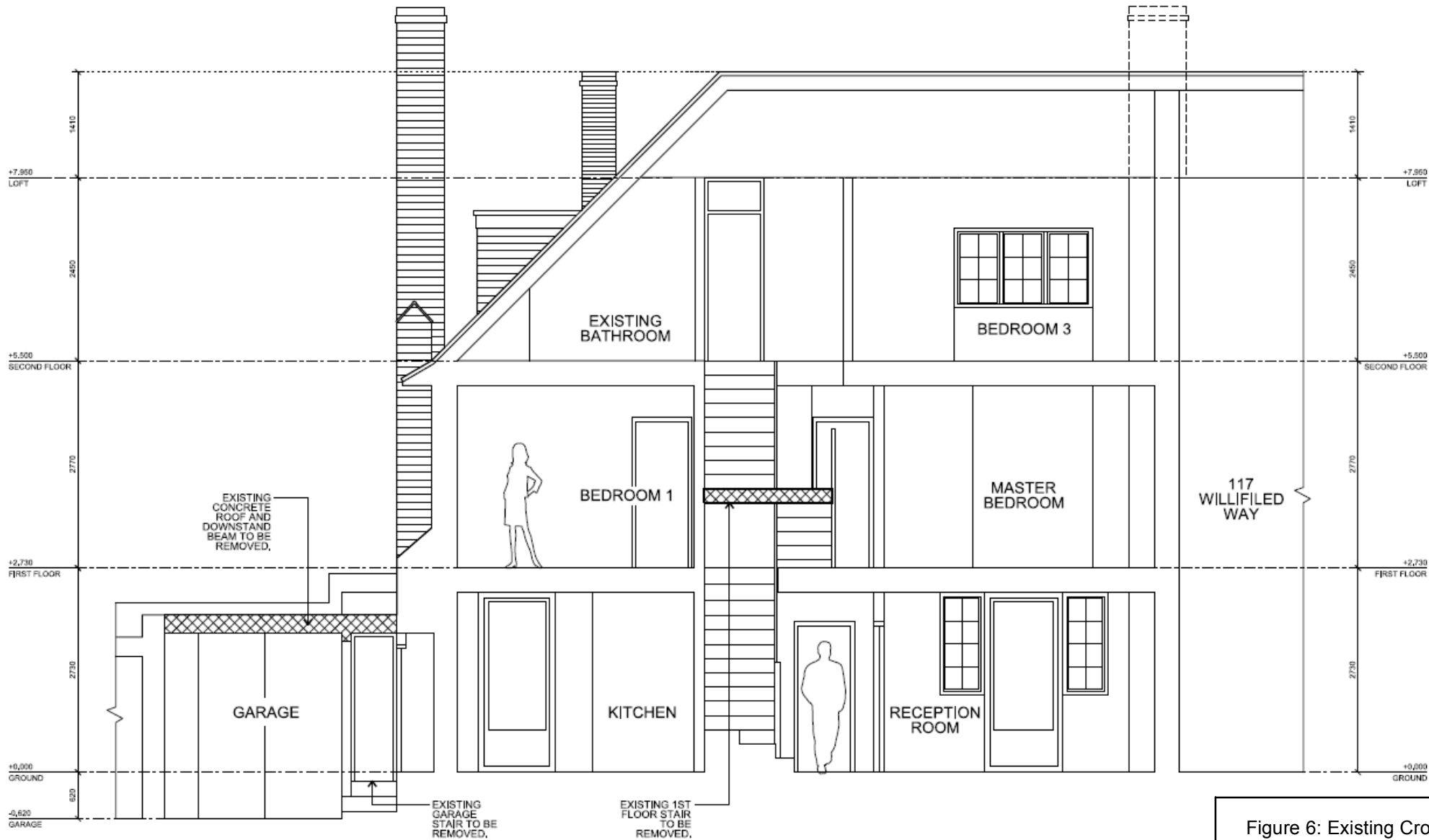


Figure 6: Existing Cross Section

Project: 115 Willifield Way

Date: 18/08/16

Job Number: 10903

Drawn by: PB

Approved by: KKP



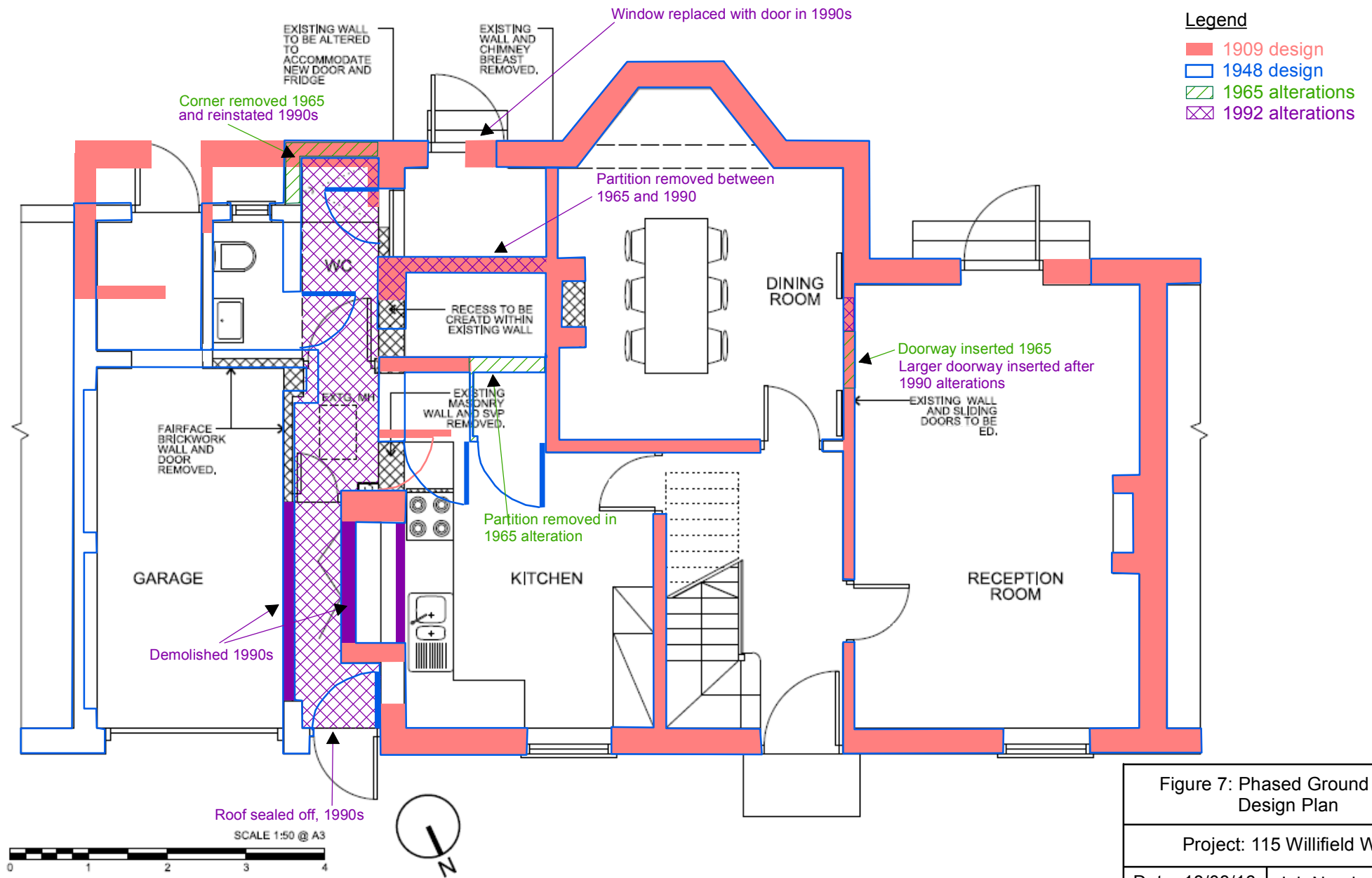


Figure 7: Phased Ground Floor Design Plan

Project: 115 Willifield Way

Date: 18/08/16 Job Number: 10903

Drawn by: PB Approved by: KKP

Legend

- 1909 design
- 1948 design
- ▨ 1965 alterations

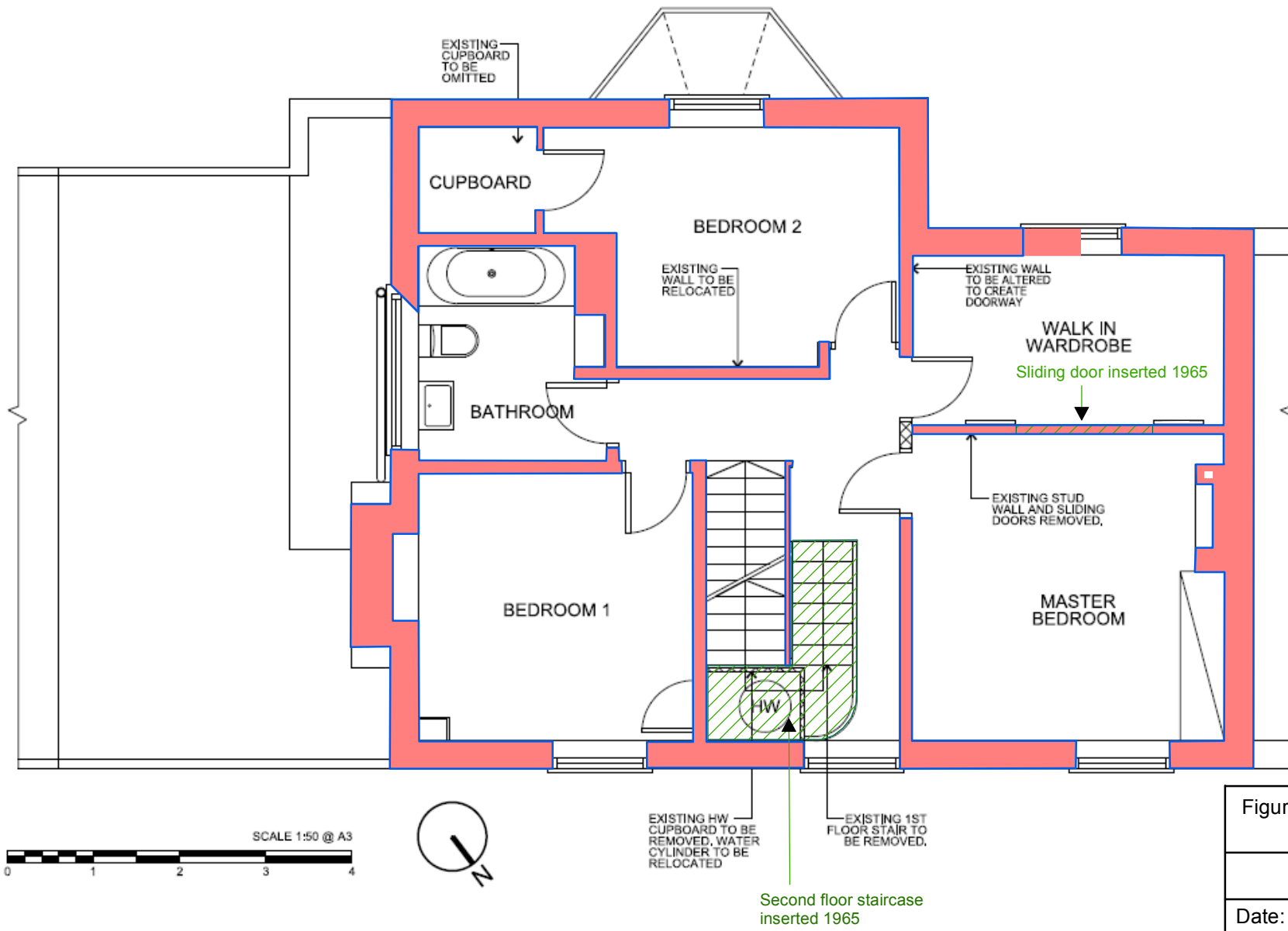


Figure 8: Phased First Floor Design Plan	
Project: 115 Willifield Way	
Date: 18/08/16	Job Number: 10903
Drawn by: PB	Approved by: KKP





Figure 9: Proposed North-East (front) Elevation	
Project: 115 Willifield Way	
Date: 10/08/16	Job Number: 10903
Drawn by: PB	Approved by: KKP



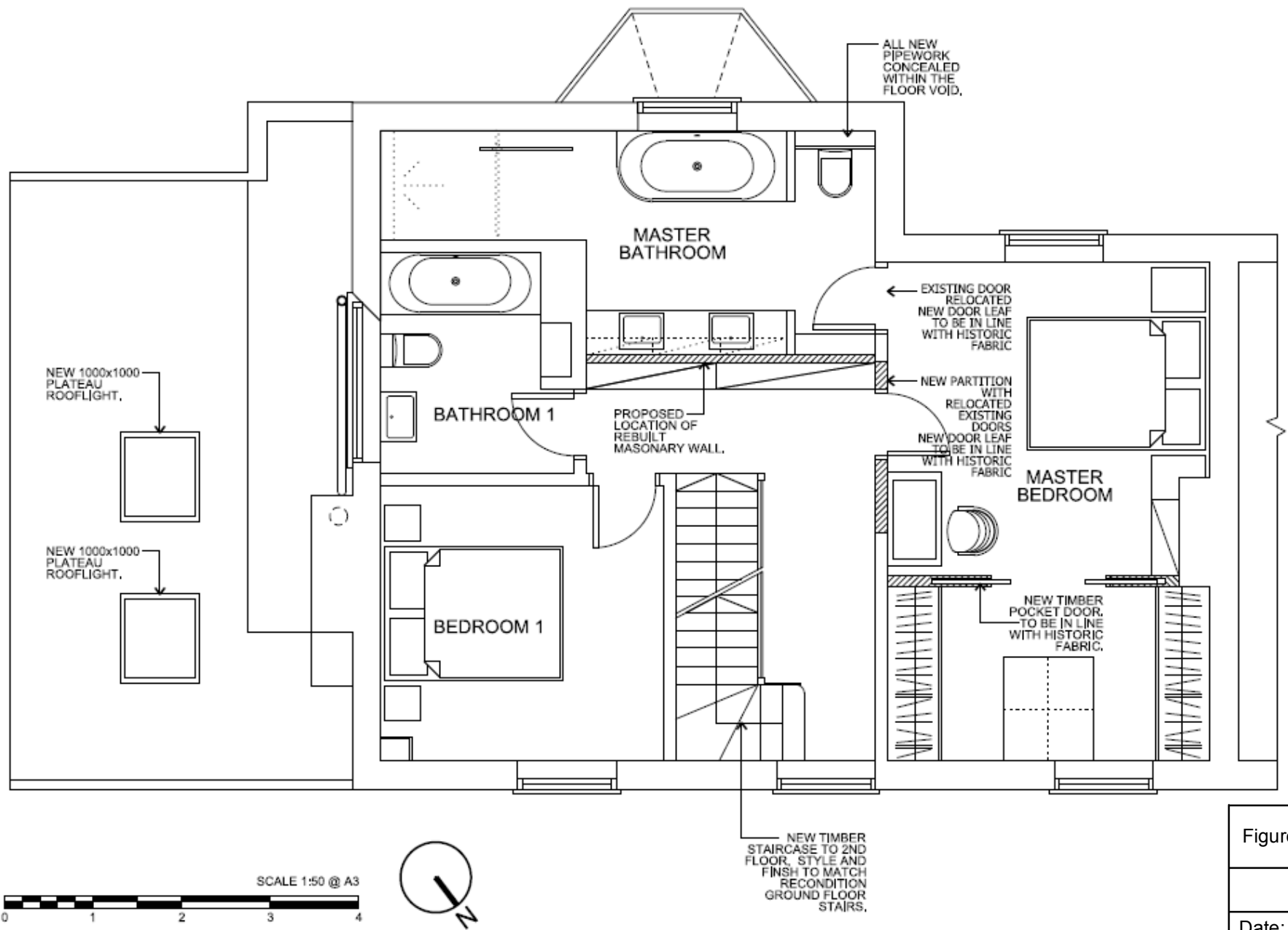


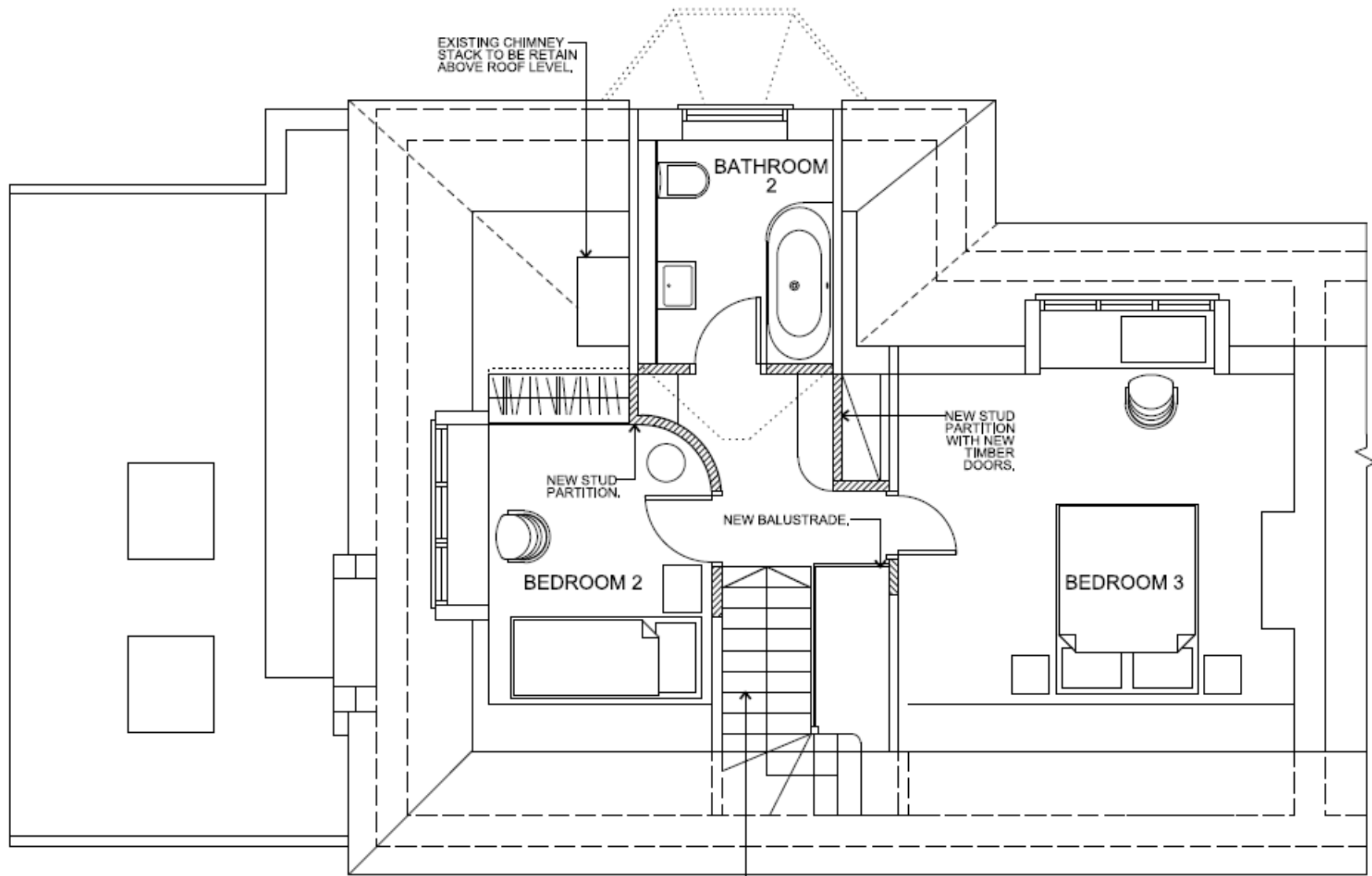
Figure 11: Proposed First Floor Plan

Project: 115 Willifield Way

Date: 18/08/16 Job Number: 10903

Drawn by: PB Approved by: KKP



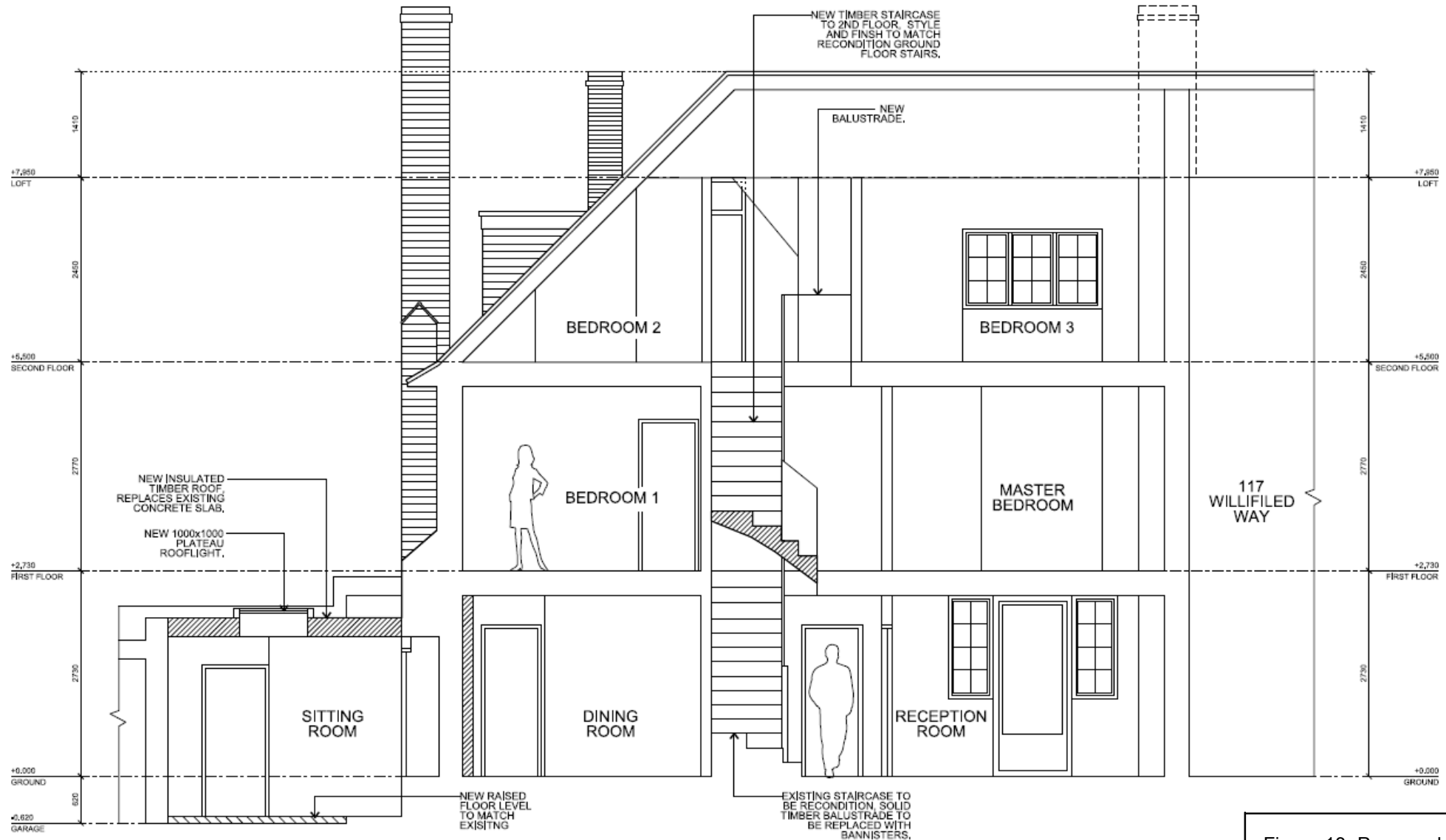


NEW TIMBER STAIRCASE TO 2ND FLOOR, STYLE AND FINISH TO MATCH RECONDITION GROUND FLOOR STAIRS.

Figure 12: Proposed Second Floor Plan

Project: 115 Willifield Way	
Date: 18/08/16	Job Number: 10903
Drawn by: PB	Approved by: KKP





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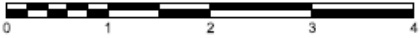


Figure 13: Proposed Cross Section

Project: 115 Willifield Way	
Date: 18/08/16	Job Number: 10903
Drawn by: PB	Approved by: KKP





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